

TOWN OF LYME

CHECKLIST FOR PROCESSING DISCRETIONARY PRESERVATION EASEMENTS FOR HISTORIC AGRICULTURAL STRUCTURES

Applicant: _____

Application on DRA form PA-36-A Received: **Date:** _____

Public Hearing:

Notice published: **Date:** _____
(Notice attached.)

Public Hearing held: **Date:** _____
(Minutes attached.)

Site visit (if conducted): **Date:** _____
(Photographs attached.)

Decision of Board of Selectmen: **Date:** _____

Granted: _____ **Abatement:** _____ %

Denied: _____

Preservation Easement:

Signed original easement received from applicant: **Date:** _____

Accepted by the Board of Selectmen: **Date:** _____

Recorded: **Date:** _____

Recording fee/costs paid by applicant: **Date:** _____

Qualification Questions:

1. Is/are the structure(s) “historic”?

Is/are the structure(s) at least 75 years old? Yes ____ No ____

See application for verification of age. Examples of supporting evidence of age are tax records and historic photographs.

If “no” to the above, is/are the structure(s) of exceptional significance or importance? Yes ____ No ____

See application for showing of significance or importance by citing references to structure in published materials or by other means fully supporting conclusion.

If “no” to both of the above, the structure(s) do not qualify for a discretionary preservation easement.

2. Is/are the structure(s) “agricultural structure(s)”? Yes ____ No ____

See NH Historic Agricultural Structures Advisory Committee guidelines attachment (1) for examples.

If “no” to the above, the structure(s) do not qualify for a discretionary preservation easement.

3. Does/do the structure(s) provide a public benefit?

Does/do the structure(s) provide scenic enjoyment to the general public from a public way or public waters? Yes ____ No ____

If “no” to the above, is/are the structure(s) historically important on a local, regional, state or national level, individually or as part of a historic area? Yes ____ No ____

If “no” to the above, does/do the structure(s) contribute to the historic or cultural integrity of a property listed on or eligible for the New Hampshire State or National Registers of Historic Places, or is in a locally designated historic district? Yes ____ No ____

Abatement Evaluation:

1. Scenic quality of structure(s) (to be completed on a site visit):

- ___ In the opinion of the Board of Selectmen, the structure(s) is/are very scenic/aesthetically pleasing and the view is unobstructed for a considerable distance along the road or waterway.
- ___ In the opinion of the Board of Selectmen, the structure(s) is/are scenic/aesthetically pleasing and the view is unobstructed from the road or waterway.
- ___ In the opinion of the Board of Selectmen, the structure(s) is/are scenic/aesthetically pleasing but the view is partially obstructed from the road or waterway.
- ___ In the opinion of the Board of Selectmen, the structure(s) is/are scenic/aesthetically pleasing but the view is limited from the road or waterway.
- ___ In the opinion of the Board of Selectmen, the structure(s) is/are neither scenic/aesthetically pleasing nor visible from the road or waterway.

2. Public access/participation in enjoyment:

- ___ View is from a designated scenic by-way.
Scenic by-ways are Route 10 and the East Thetford Road.
- ___ View is from a scenic road, an arterial road (>400 average vehicles/day) or the Connecticut River or Post Pond.
Scenic roads are: Acorn Hill, Breck Hill, Highbridge, Orfordville, Pico, River (north of the East Thetford Road) and Washburn Hill roads.
- ___ View is from a major collector road (249-400 average vehicles/day) or Reservoir Pond.
- ___ View is from a minor collector road (97-248 average vehicles/day) or other great pond.
- ___ View is from an other public road or other waterway.

3. Historical importance on a local, regional or national level, individually or as part of a historic area:

- ___ Structure is listed in the National Register of Historic Places or as a contributing structure in the National Register of Historic Districts.

National Register listings in Lyme currently only include: Moses Kent House, Lyme Common Historic District and Lyme Center Historic District.

- _____ Structure is listed in the New Hampshire Register of Historic Places or the structure's physical or aesthetic features contribute to the historic or cultural integrity of a property listed in the New Hampshire Register of Historic Places.

Applicant should submit documentation supporting State listing.

- _____ Structure is of regional or local importance.

Applicant should submit documentation supporting such a determination such as a reference to the structure(s) in a published work (e.g. "Proud to Live Here" by Richard J. Ewald with Adair D. Mulligan or "Patterns and Pieces" by Luane Cole) or inclusion in the Regional or Town Plans.

- _____ Structure is, in the opinion of the Board of Selectmen, significant in the cultural history of the community.

- _____ Structure is not, in the opinion of the Board of Selectmen, significant in the cultural history of the community.

4. Condition of the structure(s) (to be completed on a site visit):

- _____ In the opinion of the Board of Selectmen, structure(s) is/are maintained in excellent condition and it/they retain its/their historic exterior appearance.

- _____ In the opinion of the Board of Selectmen, structure(s) is/are able to be restored to excellent condition and it/they retain its/their historic exterior appearance.

- _____ In the opinion of the Board of Selectmen, structure(s) is/are able to be restored to excellent condition and it/they may be restored to its/their historic exterior appearance.

- _____ In the opinion of the Board of Selectmen, structure(s) is/are able to be restored to excellent condition but it/they may not be restored to its/their historic exterior appearance.

- _____ In the opinion of the Board of Selectmen, structure(s) may not be able to be restored to excellent condition nor to its/their historic exterior appearance.

5. Public benefit to be obtained versus the tax revenue lost if an easement is granted:

Board of Selectmen's assessment of the public benefit to be gained if a discretionary easement were to be granted:

Approximate assessed valuation of the structure(s) including the land necessary for the function of the structure(s):

Building	\$ _____
Land (_____ ft ² @ \$ _____ / ft ²)	\$ _____
(assuming barn is __' by __' adding 5' on all sides gives _____ ft ²)	
Total	\$ _____

Abatement (none or 25% to 75%) _____ %

Attachments:

1. Notice of Public Hearing
2. Minutes of Public Hearing
3. Minutes of Selectmen's Meeting - Site Visit (extracts)
4. Minutes of Selectmen's Meeting (extracts)
5. Photographs